



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-089982-25

In the matter of: 93A LAKE DR N
KESWICK ON L4P1A9

Between: RUEBEN MOITRA Landlord
TAMMY MARIE HOLWELL

And

TINA ROSE REESE PHILLIPS Tenant

RUEBEN MOITRA and TAMMY MARIE HOLWELL (the 'Landlord') applied for an order to terminate the tenancy and evict TINA ROSE REESE PHILLIPS (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 19, 2026.

Travis Cashmore and Tyson Cashmore are removed from the application.

Rueben Moitra appeared on behalf of the Landlords. Berkan Altun appeared as the Landlords' legal representative. The Tenant attended the hearing and was self-represented.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The tenancy is terminated effective January 28, 2026.
2. If the unit is not vacated on or before January 28, 2026, then starting January 29, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 29, 2026.
4. The last month's rent deposit shall be applied to rent for January 2026.
5. The Tenant will ensure that all her belongings are removed from the rental unit by the termination date.

January 26, 2026
Date Issued

Andrew Rowell
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.